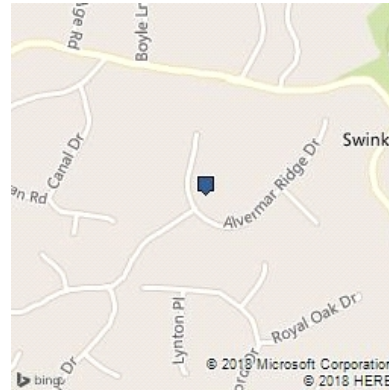


# Residential Full - Customer

## Metropolitan Regional Information Systems, Inc.

FX10198197 - FAIRFAX  
878 ALVERMAR RIDGE DR, MCLEAN, VA 22102

Full Listing  
Residential



Status: Active  
Ownership: Fee Simple  
Sale or Rental: Sale  
Listing Type: Excl. Right

Style: Colonial  
Type: Detached  
TH Type:  
#Levels: 3  
Auction: No  
#Fireplaces: 4  
Model:

List Price: \$3,495,000  
Inc City/Town:  
Zip: 22102 - 1435  
Election District:  
Transaction Type: Standard  
ADC Map Coord: GREAT!

Adv Sub: Garfield Park  
Legal Sub: GARFIELD PARK  
Condo/Coop Proj Name:

Area:

Tax ID: 20-4-29- -59  
HOA Fee: \$455.00/ Monthly  
C/C Fee: /

Total Taxes: \$32,014  
Tax Year: 2017  
Lot AC/SF: .83/36,094

Level Location:  
Age: 13  
Year Built: 2005

Elementary: CHURCHILL ROAD

Middle: COOPER

High: LANGLEY

\*School information is provided by independent third party sources and should not be relied upon without verification.

### INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	8	1	6		1	
Full Baths:	8	1	5		2	
Half Baths:	1	1	0		0	

### FEATURES

Rooms:  
Main Entrance: Foyer  
Interior Style: Floor Plan-Open, Floor Plan-Traditional  
Dining/Kitchen: Breakfast Room, Butlers Pantry, Gourmet, Kit-Island, Sep Dining Rm, Breakfast nook  
Appliances: Dishwasher, Disposal, Dryer, Microwave, Oven / Range - Gas, Range Hood, Refrigerator, Washer  
Amenities: Attached Master Bathroom, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Closet - Master Bedroom Walk-in, Crown Molding, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Tub - Soaking, Vanities - Double, Wet Bar / Bar, Wood Floors, Bedroom - Entry Level, Built-in Bookcases, Closet(s) - Walk-in, Countertop(s) - Granite, Drapes / Curtains, Whirlpool Jets, Vanities - Separate, Master Bathroom - Separate Shower  
Security: Surveillance Sys  
Windows/Doors: Recessed Lighting, Palladian Windows, Atrium Doors  
Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, Tray Ceilings

Basement: Yes

Foundation:

Basement Type: Connecting Stairway, Fully Finished, Walkout Level, Windows

Basement Entrance: Rear Entrance

Handicap: None

Unit Description:

R-Factor Basement:

R-Factor Ceilings:

R-Factor Walls:

House Dimensions: x

SQFT-Tot Fin: 13200

Above Grade Unfinished:

Above Grade Finished: 10000

Below Grade Finished: 3200

Below Grade Unfinished:

Tax Living Area: 8,764

Directions:

Georgetown Pike to Centrillion Drive. Follow around until Centrillion runs into Alvermar Ridge Drive to 878 Alvermar Ridge

### REMARKS

Internet/Public:

SIGNIFICANT PRICE REDUCTION & OPEN SUN 5/20, 1-4PM! Grand & prominent Adrian Edwards custom home complete w/ 8BR/8.5BA + approx.13,000SF. Dramatic ceilings, large living spaces + eye-catching floor-to-ceiling windows. Beautifully designed to compliment large-scale entertaining w/ a flowing floor plan, wet bars + theater room. Sweeping deck w/ spacious terrace + pool surrounded by lush landscaping.

### EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .83/36,094

Exterior: Deck, Pool (In-Ground), Terrace

Exterior Construction: Brick, Stone

Lot Description: Bcks-Opn Comm

Other Buildings: Above Grade, Below Grade

Original Builder: Andrian Edwards

New Construction: No

Property Condition: Shows Well

Roads:

Roofing:

Soil Type:

Topography:

Transportation:

View/Exposure:

Year Converted:

Year Renovated:

#### PARKING

Parking: Garage, Attached, Faces Side, Garage Door Opener, DW - Circular

Garage Type: Side Loading Garage

Carport Type:

Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

# Gar/Carpt/Assgn Sp: 4//

Parking Space #:

Parking Block/Square:

#### UTILITIES

Heat System: Zoned

Cool System: Zoned

Water: Public

Sewer Septic: Public Sewer

TV/Cable/Comm:

Electric 12 Months/Average:

Gas 12 Months/Average:

Construction Materials:

Energy Generation:

Water Conservation:

Green Verification Y/N:

Water 12 Months/Average:

Heating Oil 12 Months/Average:

Energy Efficiency:

Indoor Air Quality:

Sustainability:

Heat Fuel: Natural Gas

Cool Fuel: Electric

Hot Water: Natural Gas, Electric

#### FINANCIAL INFORMATION

Earnest Money:

Total Taxes: \$32,014

Tax Year: 2017

Assessments:

Land: \$885,000

Other Fees: /

City/Town Tax:

Refuse Fee:

Water/Sewer Hook-up:

Special Tax Assess: \$1,460

Improvements: \$1,946,050

Investor Ratio:

County Tax: \$30,554

Tap:

Front Foot Fee:

Yr Assessed: 2018

Total Tax Assessment: \$2,831,050

Total Units:

Project Approved:

Possession: Negotiable

#### HOA/CONDO

HOA Fee: \$455.00/ Monthly

Condo/Coop Fee: /

HOA/Condo/Coop Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fee Includes:

HOA/Condo/Coop Management:

HOA: Yes

#### LEGAL INFORMATION

Tax Map: 0204 29 0059

Section: 2

Liber:

Zoning Code: 110

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclosure

Documents:

Special Permits:

Lot #: 59

Phase:

Folio: 204

Master Plan Zoning:

Block/Square:

Parcel Number:

Broker Name: Washington Fine Properties, LLC

List Date: 04-Apr-2018

VRP: No

Low Price: \$3,495,000

Orig List Price: \$3,750,000

Prior List Price: \$3,750,000

Status Change Date: 04-Apr-2018

Off Mkt Date:

DOM-MLS: 43

DOM-Prop: 43

#### SOLD INFORMATION

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Accuracy of square footage, lot size, schools and other information is not guaranteed.

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